

CENTRAL OREGON REGIONAL CHAPTER
COMMUNITY ASSOCIATIONS INSTITUTE

CORC CAI NEWSLETTER

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CHAPTER PRESIDENT

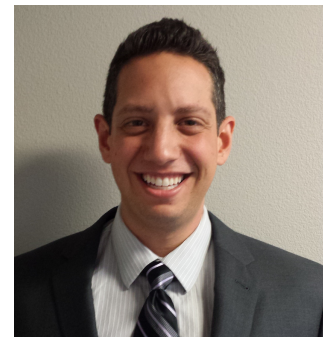
LEGISLATIVE UPDATE

BUSINESS SPOTLIGHT

Message From CORC CAI Chapter President Noam Amir-Brownstein

Dear fellow CORC members,

I hope your year has started off strong and life is beginning to regain a semblance of the normalcy we had prior to the start of the pandemic. I am honored to be serving as the 2022 President in a year that will focus on new, fun and educational events. As we head into the second quarter, the Board and I look forward to continuing to bring you events that will excite and educate.



This first quarter has seen two great events, one virtual and one in person. We recently hosted an in person event discussing the new law, HB 2534, which prohibits certain discriminatory language from association governing documents. The timeliness of this event made it invaluable for those in attendance and the event was enjoyed immensely by those who attended.

Coming up will be our first ever “Pop-Up” education event which is a new series of half-hour virtual classes on subjects of interest to our members. With our main education events going back to in person, we wanted to ensure that our members without the ability to attend those could still benefit from membership in a virtual setting. Come join us on the topic of Xeriscaping on April 21st, this event is free for members!

As always, if you are interested in volunteering, please reach out. We are still looking to launch an education committee that will help produce creative, unique, and beneficial events going forward. The success of our young chapter would not be anywhere near where we are today without the incredible members who volunteer their time and the amazing sponsors who support us. Thank you to those who already do, and I hope you will consider increasing your participation in whatever increment you are able. I look forward to another great quarter and hope to see you at our events!

New Legislation and Your Community Association

by Katie Anderson, PCAM®, AMS®, CMCA®, Founder and CEO of Aperion Management, CAI Oregon Legislative Action Committee Delegate Member

HB 2409, Relating to pesticide application within planned communities. (Effective January 1, 2022) Oregon Legislative Action Committee (OR LAC) has closely worked with the sponsor of this bill to amend language to best serve Oregon communities associations. This bill prohibits homeowners' associations from requiring application of pesticide on owner's property except as necessary for ecological or public health. It also requires an association to notify owners, upon the owner's request, prior to pesticide application on owners' property.

-Communities should review their policies and ensure there is an opt out process in place for communities that carry out landscaping on owner properties.

HB 3109, Relating to child-care facilities. (Enacted; September 25, 2021) OR LAC successfully advocated on behalf of the community association industry, working closely with the sponsor of this bill to remove condominiums from the initial restricts. This bill initially limited certain restrictions by local governments, planned communities and condominiums on use of property for child-care facilities.

-There are no significant changes to the language for planned community act or the condominium act. No significant action is required.

HB 2534, Removing Discriminatory Language in Governing Documents. (Effective September 25, 2021) OR LAC successfully advocated on behalf of the community association industry, actively supporting this legislative which requires homeowners' associations and condominium associations to review governing documents and remove discriminatory language or certify the nonexistence of such language on or before December 31.

-All associations should engage their legal counsel to review all documents and prepare an amendment to remove language or certify that no discriminating language exists.

SB 329, Relating to communities governed by declarations, declaring an emergency. (Effective September 25, 2021) OR LAC successfully pursued this legislation, which is one of CAI National's 2021 Advocacy Priorities, and are extremely excited to announce its passage this year. This bill allows homeowners and condominium associations to hold electronic meetings and makes changes to delivery of electronic notices. This bill declares an emergency and is effective on passage.

SB 805, Relating to vertical homeownership structures; prescribing an effective date. (Effective September 25, 2021) OR LAC successfully advocated on behalf of the community association industry, working with industry stakeholders to protect communities' associations interests when it comes to construction defects. There is no significant impacts to condominium language and not action needed.



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BUSINESS PARTNER SPOTLIGHT

How can Pacific Premier Bank help CORC CAI Members?

Pacific Premier Bank can help CORC members by offering customized banking solutions to HOA management companies and lending solutions to community associations. Our highly experienced Community Association bankers can help management companies improve efficiencies, reduce risk, and scale their business. Additionally, we provide HOA loans to community associations for needs ranging from capital improvement projects to insurance deductibles.

Share your thoughts on how your company is different from others.

Pacific Premier Bank is one of the strongest-performing, and fastest-growing banks in the nation. We specialize in doing business with Community Associations and HOA & Property Management companies nationwide. Our commitment to providing unparalleled client service drives everything we do!

Make it fun – What's a fun fact about Pacific Premier Bank?

Pacific Premier Bank was recently ranked #3 on Forbes Best Banks in America list!



Do you have a topic that you would like to see in a future issue of CORC CAI's newsletter?

Do you have an article that you would like CORC CAI to publish in a future issue of the newsletter?

Please submit your ideas or articles to CED
Heather Brownson - corc@caicentraloregon.org



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